

18.140.040 - Approving and appeal authority table.

Type of Map, Permit or Action	Zoning Administrator (ZA) Community & Economic Development Director or City Surveyor(6)	City Planning Commission (CPC)	City Council (CC) ^{1, 2}
Administrative			
Certificate of Compliance	F	AR	A/F
Final Condominium Map			F(3)
Final Environmental Subdivision Map			F(3)
Final Parcel Map			F(3)
Final Reversion to Acreage Map			F(3)
Final Tract Map			F(3)
Final Vesting Map			F(3)
Lot Line Adjustments	F	AR	A/F

Lot Consolidations	F	AR	A/F
Lot Mergers/Unmergers	F	AR	A/F
Modifications	F	AR	A/F(4)
Notice of Violation	F	AR	A/F
Parcel Map Waivers	F	AR	A/F
Tentative Parcel Map	F	AR	A/F(5)
Time Extensions	F	AR	A/F
Public Hearing			
Tentative Condominium Map		F	A/F
Tentative Environmental Subdivision		F	A/F
Tentative Reversion to Acreage Map		F	A/F
Tentative Tract Map		F	A/F(5)

Tentative Vesting Map		R	A/F
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R = Recommending Authority; F = Final Action Authority (unless appealable or referred); A = Appeal Authority; AR = Approving Authority as ~~Zoning Administrator~~ **Community & Economic Development Director** on Referral

- (1) Decisions of the City Council are final and cannot be appealed.
- (2) An item pulled from the City Council Consent Calendar which was originally heard at a public hearing, will need to be re-advertised for such hearing prior to being heard.
- (3) The Public Works Department submits all Tract Maps and those Parcel Maps that require offers of dedications to the City Council for adoption. After adoption they are transmitted to the County Recorder for recordation. Parcel Maps not requiring offers of dedication are approved by the Public Works Department and submitted to the County Recorder for recordation.
- (4) See [Title 19](#) (Zoning Code) of the Riverside Municipal Code, Section 19.650.020.C.2 - Designated Approving Authority
- (5) Tentative RC Zone Maps require City Council approval on its consent calendar.
- (6) As set forth in this title, either the ~~Zoning Administrator~~ **Community & Economic Development Director** or the City Surveyor shall be the approving authority for the action listed.

Note: The ~~Zoning Administrator~~ **Community & Economic Development Director** or City Surveyor may refer the action to the next higher Approving Authority in the hierarchy of decision-making.